

TABLE C  
Saint Vincent Neighborhood District  
Dimensional Regulations  
Residential Subdistricts

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height <sup>2</sup> Maximum Stories	Feet	Usable Open Space <sup>3</sup> Minimum Sq. Ft. Per Dwelling Unit	Front Yard <sup>4</sup> Minimum Depth (Feet)	Side Yard <sup>5</sup> Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
Three-Family Residential Subdistrict												
3F-2,000 <sup>1</sup>												
Semi-attached Dwelling, Row House Building, or Town House Building	1,000 for 1 unit	1,000	20	20	1.0	3	35	300	5	2-1/2	40	25
Any other Dwelling or Use	2,000 for 1 or 2 units	1,000	20	20	1.0	3	35	300	5	2-1/2	30	25

TABLE C - Continued

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Multifamily Residential/ <u>Local Service</u>												
<u>MFR/LS</u>												
1, 2, or 3 Family Detached	2,000 for 1 or 2 units	1,000	20	20	1.0	3	35	300	5	2-1/2	30	25
Semi-attached Dwelling, Row House Building or Town House Building	1,000 for 1 unit	1,000 for 1 unit	20	20	1.0	3	35	300	5	2-1/2	30	25
Any other Dwelling or Use	2,000 for first 2 units	1,000	40	40	1.0	3	35	200	5	5	30	25

TABLE C - Continued

Footnotes

1. The number following the designation "3F" refers to the minimum Lot Area required in that subdistrict for the first one or two Dwelling Units (see the specific requirements set forth in this Table C) or for any other use allowed on the Lot. For the location of the 3F Residential Subdistricts, see Map 4E.
2. For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.
3. Applicable only to Residential Uses and Dormitory/Fraternity Uses. In an MFR/LS Subdistrict, all or part of the usable open space requirement may be met by suitably designed and accessible space on balconies of Main Buildings or on the roofs of wings of Main Buildings or on the roofs of Accessory Buildings.
4. See Section 57-23.1 (Street Wall Continuity) and Section 57-27.1 (Conformity with Existing Building Alignment). A bay window may protrude into a Front Yard.
5. Semi-attached Dwellings, Town House Buildings, and Row House Buildings are only required to have side yards on sides that are not attached to another Dwelling.